136.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	880,300 / 880,300
					USE VALUE:	880,300 / 880,300
					ASSESSED:	880,300 / 880,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		KENSINGTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CUNNINGHAM COLLEEN
Owner 2:	
Owner 3:	
Street 1:	73 KENSINGTON PK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CUNNINGHAM LILLIAN T & COLLEEN -
Owner 2:	-
Street 1:	73 KENSINGTON PK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,740 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 2225 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5740.000	342,600	4,700	533,000	880,300
Total Card	0.132	342,600	4,700	533,000	880,300
Total Parcel	0.132	342,600	4,700	533,000	880,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 395.60 | /Parcel: 395.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 136.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	342,600	4700	5,740.	533,000	880,300	880,300	Year End Roll	12/18/2019
2019	101	FV	269,000	4700	5,740.	562,600	836,300	836,300	Year End Roll	1/3/2019
2018	101	FV	269,000	4100	5,740.	414,500	687,600	687,600	Year End Roll	12/20/2017
2017	101	FV	269,000	4100	5,740.	396,800	669,900	669,900	Year End Roll	1/3/2017
2016	101	FV	269,000	4100	5,740.	367,200	640,300	640,300	Year End	1/4/2016
2015	101	FV	262,200	4100	5,740.	307,900	574,200	574,200	Year End Roll	12/11/2014
2014	101	FV	262,200	4100	5,740.	300,800	567,100	567,100	Year End Roll	12/16/2013
2013	101	FV	262,200	4100	5,740.	286,600	552,900	552,900		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH BARBARA	32199-6		9/23/2000			No	No		Lillian T Cunningham dod 3/19/2001 recorded 8
	9813-123		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2019	840	Heat App	8,307	C				
2/18/2014	114	Manual	10,222	O				
12/20/2012	1677	Manual	13,956	C				
8/10/2011	835	Wood Dec	4,800					REAR DECK ABOVE EF
11/8/2007	1037	Manual	30,000					close in exsisting

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	Inspected	BS	Barbara S
8/29/2017	MEAS&NOTICE	HS	Hanne S
3/10/2014	Info Fm Prmt	EMK	Ellen K
4/10/2013	Info Fm Prmt	MM	Mary M
3/16/2009	Inspected	345	PATRIOT
2/6/2009	Measured	372	PATRIOT
1/5/2000	Inspected	263	PATRIOT
11/19/1999	Measured	264	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5740		Sq. Ft.	Site		0	90.	1.03	10									532,981						533,000	

Total AC/HA: 0.13177 | Total SF/SM: 5740 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 532,981 | Spl Credit | Total: 533,000

PRINT

Date	Time
12/11/20	00:52:07

LAST REV

Date	Time
12/17/19	10:10:10

danam

10576

User Acct	GIS Ref	GIS Ref	Insp Date
87550			09/30/17

!10576!

USER DEFINED

Prior Id # 1:	87550
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PLUM		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13409400
Const Adj.:	0.99989998
Adj $ / SQ:	141.748
Other Features:	77000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	496511
Depreciation:	153918
Depreciated Total:	342592

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

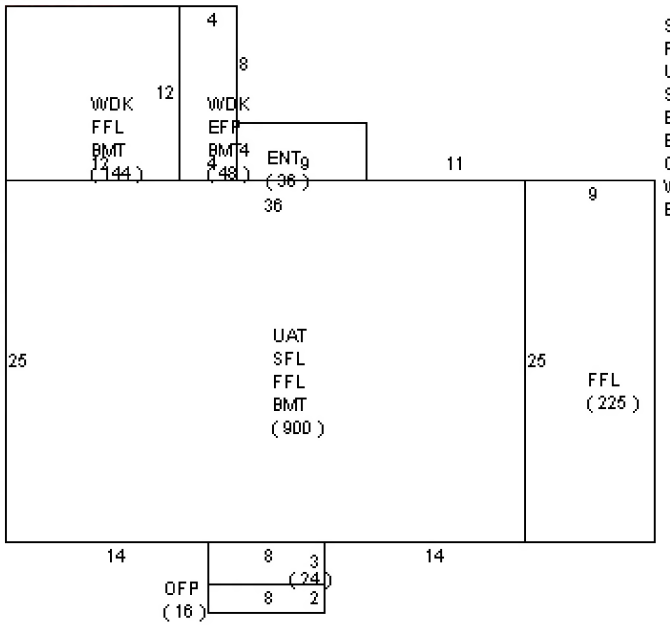
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



Sum Area By Label :
FFL = 1269
UAT = 900
SFL = 900
BMT = 1092
ENT = 36
OFP = 16
WDK = 192
EFP = 48

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,269	141.750	179,878
BMT	Basement	1,092	42.520	46,437
SFL	Second Floor	900	141.750	127,573
UAT	Upper Attic	225	58.650	13,196
WDK	Deck	192	11.210	2,152
EFP	Enclos Porch	48	72.590	3,484
ENT	ENTRY	36	26.400	950
OFP	Open Porch	16	44.000	704
	Net Sketched Area:	3,778	Total:	374,374
Size Ad	2169	Gross Are	4453	FinArea 2225

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25	P	

COMPARABLE SALES

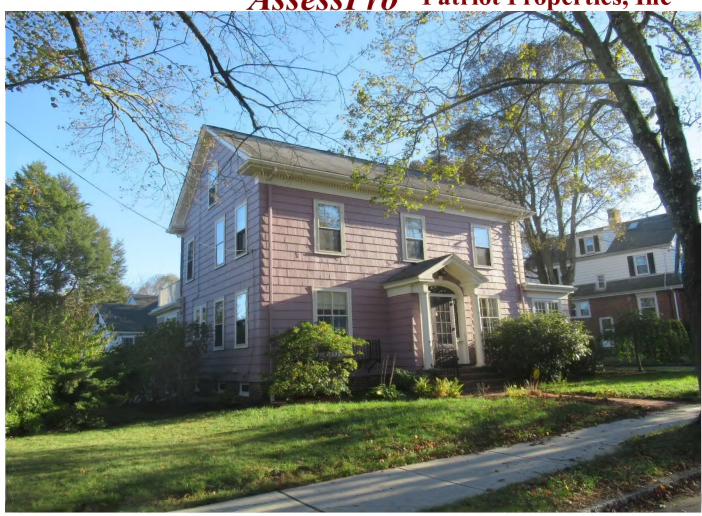
Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	155.92
Special Features:	0	Val/Su Net:	90.68
Final Total:	342600	Val/Su SzAd	157.95

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 136.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	13X22	A	AV	1930	23.74	T	40	101			4,100			4,100
19	Patio	D	Y	1	10X13	A	AV	2000	5.13	T	15.2	101			600			600

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700